

PROPERTY SURVEY FOR
LARENA CARTER
SECTION 11, TOWNSHIP 4 SOUTH, RANGE 8 WEST
UINTAH SPECIAL BASE AND MERIDIAN

DESCRIPTION OF SURVEYED PARCEL

Commencing at the Northwest Corner of Section 11, Township 4 South, Range 8 West of the Uintah Special Base and Meridian;
Thence South 89°01'45" East 2413.96 feet along the North line of said Section 11;
Thence South 00°00'00" East 620.29 feet to the TRUE POINT OF BEGINNING, said point being in the centerline of Red Creek (660 feet south of the north section line, by record);
Thence South 89°51'45" East 1320.00 feet (east 1320 feet, more or less, to a point which is 1710 feet west and 660 feet south of the NE corner of said section, by record);
Thence South 00°33'31" East 328.08 feet (south 330 feet, by record);
Thence North 89°55'02" West 1169.58 feet (west to the center of Red Creek, by record) to said centerline of said Red Creek;
Thence Northerly 526 feet, more or less along said centerline to the TRUE POINT OF BEGINNING, containing 10.02 acres. Said parcel being subject to that portion being used as County Road right-of-way.

NARRATIVE AND NOTES

THIS SURVEY WAS PERFORMED AT THE REQUEST OF LARENA CARTER FOR THE PURPOSE OF DETERMINING IF THE SURVEY MARKERS SET ALONG HER SOUTH LINE BY A RECENT SURVEY WERE CORRECT AND WHY THEY WERE NOT IN A LONG ESTABLISHED PROPERTY LINE FENCE. THE FOLLOWING NOTES REPRESENT OUR FINDINGS.

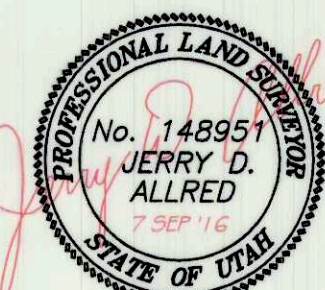
- THIS LINE WAS USED AS THE NORTH SECTION LINE BY BING CHRISTENSEN WHICH HE REESTABLISHED FROM THE NORTHWEST CORNER OF SECTION 11 AS PER THE G.L.O. NOTES AND WAS RELIED UPON BY CLINTON PEATROSS AND ROBERT KUNZ AS THE NORTH LINE OF SECTION 11 USING THE G.L.O. DATA OF N 89°58' E 8014 CHS (5289.24'). FROM A SURVEY PLAT DATED 6 JUN 1988, NOT RECORDED IN COUNTY NOT SURVEYOR'S OFFICE.
- THIS LINE WAS PLOTTED 660 FEET SOUTH OF THE CHRISTENSEN LINE AS CALLED FOR IN THAT WARRANTY DEED, ENTRY NO. 341411, BOOK 4335, PAGE 430. IT AVERAGES ABOUT 4.4 FEET NORTH OF THE MONUMENTED LINE IN NOTE 4 AND IS SLIGHTLY NON-PARALLEL WITH THE MONUMENTED LINE.
- THE CENTERLINE OF RED CREEK WAS DETERMINED BY DIRECT GPS MEASUREMENT AND ITS INTERSECTION WITH THE LINE DESCRIBED IN NOTE 4 WAS USED FOR THE POINT OF BEGINNING OF THE PARCEL DESCRIBED IN THE WARRANTY DEED MENTIONED IN NOTE 2.
- SEVERAL OLD "T" POSTS WERE FOUND AND IDENTIFIED BY THE PROPERTY OWNER AS BEING SET BY CHRISTENSEN DURING HIS SURVEY PERFORMED IN 1988. CHRISTENSEN WAS CONTACTED AND ASKED ABOUT ANY INFORMATION HE MIGHT HAVE REGARDING HIS SURVEY. HE RECALLED PERFORMING THE SURVEY BUT SAID HE HAS MOVED HIS SURVEYING OPERATIONS SEVERAL TIMES IN THE INTERVENING YEARS AND DID NOT KNOW WHETHER HE COULD LOCATE ANY OF HIS RECORDS THAT OLD. HE SAID HE WOULD LOOK AND SEND WHATEVER HE COULD FIND. NOTHING HAS BEEN FORTHCOMING. WE DID GET A COPY OF PART OF HIS SURVEY FROM PEATROSS WHICH HELPED US UNDERSTAND THE LOCATION CHRISTENSEN USED FOR THE NORTH SECTION LINE. THE NORTH LINE OF THE PROPERTY WAS DETERMINED BY A LEAST SQUARE AVERAGE ALIGNMENT THROUGH THREE OF THESE "T" POSTS AS INDICATED ON THE PLAT. AN AVERAGE ALIGNMENT THROUGH TWO OTHER "T" POSTS, FIXED AT A FOUND 1/2" REBAR AT THE SE CORNER, WERE USED TO ESTABLISH THE SOUTH LINE OF THE PARCEL. ONE ADDITIONAL POST WAS FOUND BUT WAS TOO FAR OFF LINE TO BE USED IN THE AVERAGE ALIGNMENT.
- A 1/2" REBAR WAS FOUND AT THE SE CORNER OF THE PARCEL AND WAS USED TO FIX THE END POINTS OF BOTH THE EAST AND SOUTH LINE.
- THE NE CORNER OF THE PARCEL WAS SET ON THE NORTH LINE AS DESCRIBED IN NOTE 4 AT A DISTANCE OF 1320 FEET EAST OF THE POINT OF BEGINNING, AS CALLED FOR IN THE WARRANTY DEED. THIS IS IN CONFLICT WITH THE CALL FOR WEST 1710 AND SOUTH 660 FROM THE CHRISTENSEN NE SECTION CORNER. THE REBAR DISCUSSED IN NOTE 5 WAS USED TO VALIDATE THE USE OF THE 1320 FEET CALL.
- THE SURVEY PLAT PREPARED BY PEATROSS, (COUNTY SURVEYOR FILE NO. 779), SHOWS THIS TO BE THE POSITION OF THE SOUTHWEST CORNER. PEATROSS HAS RECORDED PLATS FOR TWO OTHER SURVEYS WITH THE COUNTY SURVEYOR IN THIS SECTION, (FILE NOS. 622 AND 1023). THE PARCELS PLATTED ON PLAT 622 ARE PRIMARILY IN THE SOUTHWEST QUARTER AND NOT AN ISSUE FOR THE SUBJECT OF THE PRESENT SURVEY. THE PARCELS SHOWN ON 779 AND 1023 DO AFFECT THIS SURVEY. A SEARCH WAS MADE FOR THE STONE AND REBAR CALLED FOR ON THE PEATROSS PLAT AT THIS POSITION, BUT NEITHER COULD BE FOUND. AN OLD WOODEN STAKE WAS FOUND ABOUT 5.4 FEET EAST OF THE CALLED FOR POSITION.
- THIS SURVEY FOUND THE ORIGINAL NOTCHED STONE AS NOTED IN THE G.L.O. FIELD NOTES AS WELL AS THE REMNANTS OF THREE BEARING TREES.
- ALL THE PEATROSS PLATS USE THE CHRISTENSEN LINE FOR THE NORTH SECTION LINE AND THE LINE CONNECTING THE FOUND NORTHWEST SECTION CORNER WITH THE PEATROSS POSITION OF THE SOUTHWEST CORNER AS THE WEST SECTION LINE. THE PARCELS SHOWN ON THE PEATROSS PLATS ARE BASED ON A STANDARD SUBDIVISION OF THE SECTION USING THESE LINES AND ARE DESCRIBED FROM THE SINGLE PROPORTIONATE POSITION OF THE WEST QUARTER CORNER ON THE PEATROSS LINE.
- FOUND STONE AND BEARING TREE (WITH CLEARLY MARKED BLAZE FACING THE STONE) WHICH BEARS N 76°54'55" W 18.26' (G.L.O. TIE IS N 81° E FOR 0.25 CHS.) FROM THE STONE. BECAUSE OF THE POSITION OF THE STONE AND THE TREE IT SEEMS THAT A SURVEYOR'S ERROR WAS MADE IN THE NOTES, WHICH GIVE A BEARING OF NE INSTEAD OF NW. OTHERWISE THE DIMENSIONS STATED IN THE G.L.O. NOTES ARE VERY CLOSE TO THE POSITIONS FOUND ON THE GROUND.
- KUNZ FILED A MINOR SUBDIVISION AND LOT LINE ADJUSTMENT SURVEY PLAT IN AUGUST 2015 WITH THE COUNTY RECORDER'S OFFICE. THIS PLAT INDICATES THREE REBAR ALONG THE NORTH LINE OF THE SURVEYED PARCELS. A SEARCH WAS MADE BY THIS SURVEY TO LOCATE THESE MONUMENTS. TWO REBAR AND A WOODEN HUB WERE FOUND AS NOTED ON THIS PLAT. THE MEASURED DISTANCES BETWEEN THESE FOUND MONUMENTS AGREED PRECISELY WITH THE VALUES SHOWN ON THE PLAT. THE LINES FROM THE KUNZ PLAT WERE PLOTTED AND THEN ROTATED TO FIT THIS LINE.
- THIS LINE IS THE NORTH SECTION LINE AS REPRESENTED ON THE KUNZ PLAT. THIS PLAT SHOWS AN ANGLE POINT AT THE NORTH QUARTER CORNER. A SEARCH WAS MADE FOR A MONUMENT BUT NOTHING WAS FOUND. MR. KUNZ WAS CONTACTED AND HE TOLD US THAT NO CORNER HAD BEEN FOUND DURING HIS SURVEY AND ITS POSITION WAS INTENDED TO BE BASED ON THE PLATS PREPARED BY PEATROSS AND CHRISTENSEN.
- THE END OF THIS LINE IS THE KUNZ POSITION OF THE NW SECTION CORNER, AS PLOTTED FROM THE FOUND KUNZ MONUMENTS IN NOTE 11.
- A 5/8" REBAR SET BY DENILE MCKENNA WAS FOUND AT THIS POSITION. IN A CALL TO HIM HE REMEMBERED DOING SOME WORK IN THE AREA BUT THOUGHT IT MIGHT HAVE BEEN FOR A PROOF OF BENEFICIAL USE OF WATER. HE SAID HE WOULD CHECK HIS RECORDS.
- TWO DIFFERENT POSITIONS FOR THIS PROPERTY CORNER ON THE KUNZ PLAT ARE ARRIVED AT BY PLOTTING THE GIVEN DATA SHOWN ON THE PLAT. ONE POSITION BY PLOTTING CLOCKWISE FROM THE FOUND REBAR AND ANOTHER BY PLOTTING COUNTER CLOCKWISE FROM THE MONUMENTS.
- AN ADDITIONAL SURVEYOR, RODNEY ROWLEY HAS PERFORMED A SURVEY IN THIS SECTION. IN CONVERSATION WITH HIM HE VERIFIED THAT HIS PLATS ARE BASED ON THE PEATROSS POSITIONS.

LEGEND

- FOUND SECTION CORNERS AS NOTED ON PLAT
- FOUND OR REESTABLISHED QUARTER CORNERS AS NOTED ON PLAT
- FOUND "T" POST USED TO DETERMINE PROPERTY LINES
- FOUND REBAR SET BY PEATROSS
- FOUND REBAR SET BY KUNZ
- FOUND HUB IDENTIFIED AS REBAR ON KUNZ SURVEY PLAT SET BY THIS SURVEY
- EXISTING FENCES
- PEATROSS LINES
- CHRISTENSEN LINES
- KUNZ LINES

SURVEYOR'S CERTIFICATE

This is to certify that this plat was prepared from the field notes and electronic data collector files of an actual survey made by me, or under my personal supervision, of the parcel of land shown hereon, and that the monuments indicated were found or set during said survey, and that this plat accurately represents said survey to the best of my knowledge.



Jerry D. Allred, Professional Land Surveyor,
Certificate 148951 (Utah)

DUCHESNE COUNTY RECORDER'S CERTIFICATE

STATE OF UTAH }
COUNTY OF DUCHESNE } SS
THIS IS TO CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE DUCHESNE COUNTY RECORDER'S OFFICE ON THE ____ DAY
OF _____, 20____, AT _____ O'CLOCK ____ M, AND IS DULY RECORDED.
FILING NO. _____ COUNTY RECORDER _____

COUNTY SURVEYOR FILE NO. 3438
JERRY D. ALLRED & ASSOCIATES
SURVEYING CONSULTANTS
1235 NORTH 700 EAST - P.O. BOX 975
DUCHESNE, UTAH 84021
(435) 738-3352

7 SEP 2016 16-100-052